GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No
Cooper Brothers Land Company 5300 Virginia Way, Suite 100 Brentwood, TN 37027	Same	Map: 133 Parcel 131

Davidson County DEEDWARR
Recvd: 11/19/03 11:53 2pgs
Fees:13.00 Taxes:3645.71
20031119-0168791

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Duke Realty Limited Partnership**, an Indiana limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Cooper Brothers Land Company** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 6A on Plat of the Subdivision of Lot 6 of the Resubdivison of Lot 5 and 6, Section Four Grassmere of record as Instrument No. 20031023-0156773, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Duke Realty Limited Partnership an Indiana limited partnership, by Deed of Record in Book 11524, page 973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2003, a lien due and payable, which have been prorated between the parties.

2. Declaration of Restrictive Covenants of record in Book 6008, page 866, as amended in Book 6008, page 895, Register's Office for Davidson County, Tennessee and as amended in Amendment to Declaration of Restrictive Covenants of record in Book 6280, page 524, said Register's Office, and in Second Amendment to Declaration of Restrictive Covenants of record as Instrument No. 200005310053960, Register's Office for Davidson County, Tennessee. However, the terms and provision of Article IX as set forth therein are omitted from this exception.

3. Release of Claims and Indemnification Agreement of record in Book 11524, page 977, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record as Instrument No. 20030916-0136166, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty

Deed as of November 17, 2003.

Duke Realty Limited Partnership

By: Duke Realty Corporation,
Sole General Partner

By: _____
John W. Nelley, Jr., Managing Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patty J. Welch of the state and county mentioned, personally appeared John W. Nelley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Director of DUKE REALTY CORPORATION, general partner of DUKE REALTY LIMITED PARTNERSHIP, the within name bargainor and that he as such Managing Director, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of November, 2003.

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 7/30/05.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $985,327.20.

_____
Affiant

Subscribed and sworn to before me this 17th day of November, 2003.

_____
Notary Public

My commission expires: My Commission Expires Jan. 27, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-009